

RECORDING REQUESTED BY

Title Insurance & Trust Co

AND WHEN RECORDED MAIL TO

4001

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
1 MIN. PAST 11 A.M. AUG 6 1976

Recorder's Office

FEE
\$4
21Name Spear Industries
Street Address 2550 Via Tejon
City & State Palos Verdes Estates
California 90274

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIX I.R.S. NONE IN THIS SPACE

Corporation Quitclaim Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

IO 403 C

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JERVIS B. WEBB COMPANY OF CALIFORNIA, A CORPORATION

a corporation organized under the laws of the state of

hereby REMISES, RELEASES AND QUITCLAIMS to

SPEAR INDUSTRIES, A CORPORATION

the following described real property in the City of South Gate
County of Los Angeles, State of California:All right, title and interest over any part of
Parcel 2 of Parcel Map No. 16, as shown on map
filed in Book 69 Pages 77 and 78 of Parcel Maps,
records of said County.In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this
instrument to be executed by its Jack D. Peters, Vice President and George D. Lempio, Asst. Secretary

Dated: August 2, 1976

STATE OF CALIFORNIA } ss
COUNTY OF Los Angeles }
On August 2, 1976before me, the under-
signed, a Notary Public in and for said State, personally appeared
Jack D. Peters, and George D. Lempioknown to me to be the Vice President, and
George D. Lempio known to me to be
Asst. Secretary of the corporation that executed thewithin instrument, known to me to be the persons who executed the
within instrument on behalf of the corporation therein named, and
acknowledged to me that such corporation executed the within instru-
ment pursuant to its by-laws as a resolution of its board of directors.

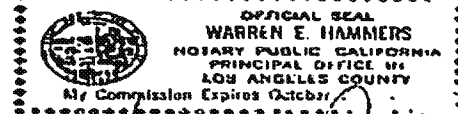
WITNESS my hand and official seal.

(Seal)
Signature

Warren E. Hammers

Name (Typed or Printed)

Notary Public in and for said State

By Jack D. Peters Vice President
By George D. Lempio Asst. Secretary

Title Order No. 7481307 RD

Escrow or Loan No.

Mail Tax Statements to Return Address above

TO 442 C

(Corporation)



STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

On August 2, 1976 before me, the undersigned, a Notary Public in and for said

state, personally appeared Jack D. Peters

known to me to be the Vice President, and George D. Lempio

known to me to be Asst. Secretary of the corporation that executed the within instrument.

known to me to be the persons who executed the within
instrument on behalf of the corporation therein named, and
acknowledged to me that such corporation executed the within
instrument pursuant to its by laws or a resolution of its board
of directors.

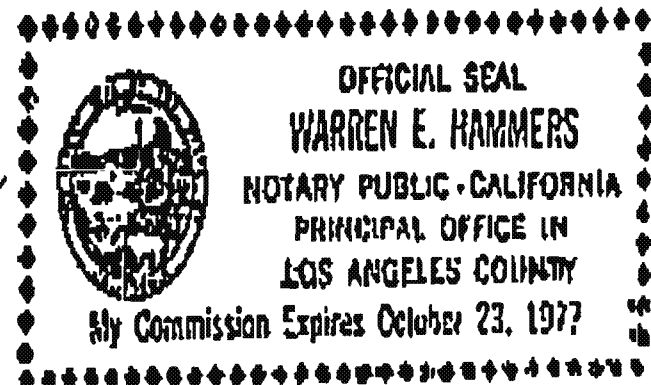
WITNESS my hand and official seal.

Signature

Warren E. Hammers

Warren E. Hammers

Name (Typed or Printed)



(This area for official notarial seal)

SEP 10 1976

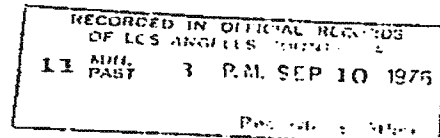
RECORDING REQUESTED BY

TITLE INSURANCE AND TRUST COMPANY

AND WHEN RECORDED MAIL TO

MR. & MRS. STEPHEN BALISKI
c/o 11 State Manufacturing Co.
815 Nash Street
El Segundo, Calif. 90245

5032



NAME
Street
Address
City & State
SAME AS ABOVE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

THIS FORM FURNISHED BY TICON TITLE INSURANCE

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 401.50
☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens and encumbrances remaining at time of sale.
☐ Unincorporated area; ☒ City of South Gate and
FOR AVAILABLE CONSIDERATION, receipt of which is hereby acknowledged

SPEAR INDUSTRIES

a corporation organized under the laws of the State of _____ hereby GRANTS to
STEPHEN BALISKI AND BEATRICE BALISKI, husband and wife
as Joint Tenants

the following described real property in the City of South Gate
County of Los Angeles, State of California:

Parcels 1 and 2 in the City of South Gate, County of Los Angeles,
State of California, as shown upon parcel map No. 16 filed in Book
69 Pages 77 and 78 of Parcel Maps, in the office of the County Re-
corder of said County.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instru-
ment to be executed by its _____ President and _____ Secretary
thereunto duly authorized.

Dated: August 11, 1976

STATE OF CALIFORNIA

COUNTY OF Los Angeles
On August 12, 1976, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ known to me to be the _____ President and _____ Secretary of the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that said Corporation executed the within instru-
ment pursuant to its bylaws or a resolution of its board of directors.

WITNESS my hand and official seal

Notary Arthur W. Davis

SPEAR INDUSTRIES
a corporation

By [Signature] President
By [Signature] Secretary



Title Order No.

EscrowXXXXXXXXXX No. 74 81 307 ST:k1

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY

ANTHONY JOHN WARD

AND WHERE REQUESTED MAIL TO

STEPHEN BALISKI
201 Calle Miramar, Apt. 33
Redondo Beach, Ca. 90277

AND THE REASON IS

SAME AS ABOVE

84- 867181

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

81 MIN. 4 P.M. JUL 19 1984
PAST.

FEE
\$4
8

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

THIS FORM FURNISHED BY TICON TITLE INSURERS

A.P.N.

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ This is in conformance with an Inter-Vivos Trust

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

STEPHEN BALISKI and BEATRICE BALISKI, husband and wife, as Joint Tenants,

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

STEPHEN BALISKI, BEATRICE BALISKI and ERNEST BALISKI, as Co-Trustees of
the BALISKI-BALISKI FAMILY TRUST dated July 6, 1984,

the following described real property in the city of South Gate County of Los Angeles,
State of California:

Parcels 1 and 2 in the City of South Gate, County of Los Angeles,
State of California, as shown upon parcel map no. 16 filed in Book 69,
pages 77 and 78 of Parcel Maps, in the Office of the County Recorder
of said County.

Dated July 6, 1984

STATE OF CALIFORNIA } ss.
COUNTY OF Los Angeles

On July 6, 1984 before me, the under-
signed, a Notary Public in and for said State, personally appeared
Stephen Baliski and Beatrice
Baliski.

_____ known to me
to be the person(s) whose name(s) are subscribed to the within
instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature

L. L. Garcia

Stephen Baliski

Beatrice Baliski



(This area for official notarial seal)

Title Order No. _____

EXCH. OF L.A. CO. NO. _____

MADE BY STATEMENTS AS FURNISHED ABOVE

90 1750460

AND WHEN RECORDED MAIL TO

JOSEPH DILORETO
IMPERIAL LAW CENTER
8607 IMPERIAL HIGHWAY
DOWNEY, CA. 90242

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

31 MIN. 4 P.M. OCT 15 1990

MAIL TAX STATEMENTS TO

Page 2074-0 SAT. 30 AUGUST

සමස්ත ප්‍රතිචාරය
සමස්ත ප්‍රතිචාරය

SURVEY, MONUMENT FEE \$10. CODE 9⁹

**FEE
\$5
2**

- SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

70416 P4-08100 P 17-000900E D 004 SUPERSONIC VIOLATION 17001JDE 00

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 880.00

* X = computed on full value of property conveyed at

(c) computed on full value less value of liens and encumbrances remaining at time of sale

Unincorporated area of City of SOUTH GATE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ERNEST BALISKI AS CO-TRUSTEE OF THE BALISKI-BALISKI FAMILY TRUST DATED
JULY 6, 1984
hereby GRANTS to JOSEPH E. DILORETO AND GLORIA E. DILORETO, HUSBAND AND WIFE
AS JOINT TENANTS AS TO AN UNDIVIDED 50% INTEREST, AND RICHARD W. PERRIN
AND SANDRA J. PERRIN, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN
the following described real property in the CITY OF SOUTH GATE
County of LOS ANGELES, State of California

PARCEL 2 IN THE CITY OF SOUTH GATE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 16 FILED IN BOOK 69 PAGES 77 AND 78 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

*UNDIVIDED 50% INTEREST, ALL AS TENANTS IN COMMON

Dated OCTOBER 1, 1990

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

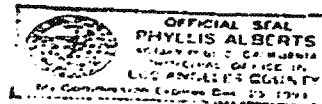
On October 9, 1990 before
me the undersigned, a Notary Public in and for said State,
personally appeared: ERNEST PALISKI

personally known to me or proved to me on the basis of satisfactory evidence to be the person _____ whose name _____ IS subscribed to the _____ within instrument and acknowledges that _____ executed the same.

WITNESS my hand and official seal

Signatures

Ernest Baliski Trustee
ERNEST BALISKI AS CO-TRUSTEE OF THE
BALISKI-BALISKI FAMILY TRUST DATED
JULY 6, 1984



2. ഭൂമി, ഗ്രന്ഥ ഭവനം, വാഹനം, സാധനങ്ങൾ മുതലായവ

Letter 419-16-8 20.

1. The purpose of this study is to determine the effect of the use of the Internet on the learning of English as a second language.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

$$542449 = 43$$

98 151379

RECORDING REQUEST BY:
RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE INS. CO.

WHEN RECORDED MAIL TO

NAME RICHARD PERRIN
MAILING c/o SAN GABRIEL TRANSIT INC
ADDRESS 2623 RIVER AVE
CITY, STATE ROSEMEAD CA 91770
ZIP CODE

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

JAN 29 1998 AT 8 A.M.

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

FEE \$30	P
A.F.N.F. 94	2

QUITCLAIM DEED

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name Mr. Richard Perrin
Street Address C/O San Gabriel Transit, Inc.
City & State 2623 River Avenue
Zip Rosemead, Ca. 91770

Title Order No. 292803-21 Escrow No. 35474-CR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Quitclaim Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 0

☐ Unincorporated area ☐ City of _____

Parcel No. _____

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TRANSCAB INC., a corporation DBA DAY & NITE CAB CO. and RICHARD PERRIN individually

herby GRANT(S) to

JOSEPH DI LORETO and RICHARD DUKE PERRIN

the following described real property in the city of South Gate
county of Los Angeles, state of California

Parcel 2 of Parcel Map No. 16, as per map recorded in Book 69 pages 77 and 78
inclusive of Maps, in the office of the County Recorder of said County.

Parcel

6222-5-73

The purpose of this Deed is to terminate all interest of the lessee as shown in that
certain Lease recorded January 23, 1991 as instrument no. 91-99575.

The value of the property in this conveyance, exclusive of liens and encumbrances is
\$100 or less and there is no additional consideration received by the Grantor R & T 11911

Dated September 25, 1997

STATE OF CALIFORNIA
COUNTY OF Los Angeles SS.

On October 10, 1997 before me

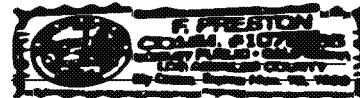
F. Preston

a Notary Public in and for said County and State, personally appeared
Richard Perrin

By:

Richard Perrin
Richard Perrin

Richard Perrin
Richard Perrin



personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature F. Preston

FOR NOTARY SEAL OR STAMP

98 151379

98 151380

RECORDING REQUEST BY
RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE INS CO
WHEN RECORDED MAIL TO

NAME BASIL PIAZZA
MAILING 27001 PINJARA CIRCLE
ADDRESS MISSION VIEJO CA 92691
CITY, STATE
ZIP CODE

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

JAN 29 1998 AT 8 A.M.

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

GRANT DEED

FEE \$18	P
	4

SURVEY MONUMENT FEE \$10. CODE 99

NOTIFICATION SERVICE
©

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name **BASIL J. PIAZZA and**
Street Address **27001 Pinjara Circle**
City & State **Mission Viejo, Ca. 92691**
Zip

Title Order No. **292803** Escrow No. **35474-CV**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ **646.25** ⁽²²⁾
☐ unincorporated area ☒ City of **SOUTH GATE**
Parcel No. **6222-005-023**

☒ conveyed on full value of interest or property conveyed, or
☐ conveyed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JOSEPH E. DILORETO and GLORIA E. DILORETO, husband and wife, and
RICHARD W. PERRIN and SANDRA J. PERRIN, husband and wife
hereby GRANT(S) to
BASIL J. PIAZZA, TRUSTEE OF THE PIAZZA FAMILY TRUST OF
MARCH 28, 1991.

the following described real property in the City of South Gate
County of **Los Angeles**, State of California:

PARCEL 2, OF PARCEL MAP NO. 16, IN THE CITY OF SOUTH GATE, COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69,
PAGES 77 AND 78 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

Dated **July 17, 1997**

STATE OF CALIFORNIA
COUNTY OF _____ S.S.

On _____ before me.

a Notary Public in and for said County and State, personally appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the personal or the entity upon behalf of which the personal acted executed the instrument.

WITNESS my hand and official seal

Signature _____

JOSEPH E. DILORETO
GLORIA E. DILORETO
RICHARD W. PERRIN
SANDRA J. PERRIN

FOR NOTARY SEAL OR STAMP

98 151380

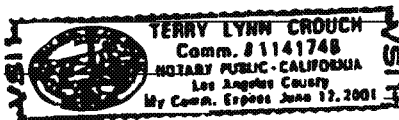
ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles } ss.

On 8/2/97 before me, Terry Lynn Crouch
(DATE) (NOTARY)
 personally appeared Sharon Silvestro & Joseph D. Locato
SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Terry Lynn Crouch
NOTARY-PRESIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

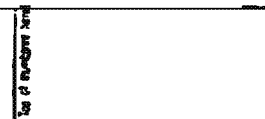
- ☐ INDIVIDUAL
☐ CORPORATE OFFICER
TITLES
☒ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

General D
TITLE OR TYPE OF DOCUMENT
14
NUMBER OF PAGES
8/2/97
DATE OF DOCUMENT
 OTHER _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S), OR ENTITY(IES)

RIGHT THUMBPRINT
 OF
 SIGNER



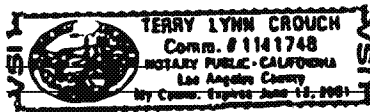
ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles } ss.

On 2/21/97 before me, Terry Lynn Crouch
personally appeared Richard Pessia & Sandra Pessia

- ☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Terry Lynn Crouch
NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER
TITLE:
☒ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

General Power of Attorney
TITLE OR TYPE OF DOCUMENT
14
NUMBER OF PAGES
2/25/97
DATE OF DOCUMENT
OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT
OF
SIGNER



This page is part of your document - DO NOT DISCARD

04 3393861

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
12/30/04 AT 08:00am

TITLE(S) : DEED



FEE

FEE \$13	JJ
3	

D.T.T

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

6222-005-023

001

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:

NAME: Joseph H. Lanza
MAILING ADDRESS: 411 N Central Ave
CITY, STATE: Glendale, CA
ZIP CODE: 91203

04 3393861

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Deed

12/30/04

RECORDING REQUESTED BY:

JOSEPH H. LAZARA, ESQ.

AND WHEN RECORDED MAIL TO:

JOSEPH H. LAZARA, ESQ.
411 N. Central Avenue, Suite 210
Glendale, California 91203

04 3393861

3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor declares under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$-0-

☐ Computed on full value of property conveyed, or

☐ Computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

☒ There is no Documentary transfer tax due. (state reason and give Code section or Ordinance number)

This is a bona fide gift and the Grantors received nothing in return (R&T 11911)

☐ Unincorporated area: ☒ City of South Gate, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

BASIL J. PIAZZA, Trustee of the Piazza Family Trust dated March 28, 1991

hereby GRANTS, REMISES AND RELEASES to

BASIL J. PIAZZA, an individual,

the following described real property in the City of South Gate, County of Los Angeles, State of California

Parcel 2, of Parcel Map No. 16 in the City of South Gate, County of Los Angeles, State of California, as per map recorded in Book 69, Pages 77 and 78 inclusive of Parcel Maps, in the Office of the County Recorder of said County.

Said property is commonly known as 5040 East Firestone, South Gate, CA 90280

APN: 6222-005-023

Dated: December 26, 2004


BASIL J. PIAZZA Trustee

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

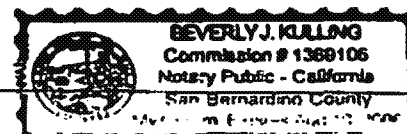
On December 26, 2004, before me, Beverly J. Kulling, personally appeared BASIL J. PIAZZA, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Beverly J. Kulling

Mail Tax

Statements to: Basil J. Piazza, 9001 Rayo Avenue, South Gate, CA 90280



12/30/04

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

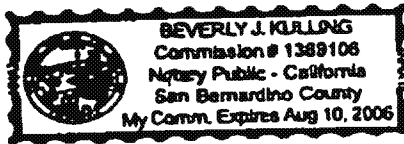
State of California

County of San Bernardino } ss.

On December 26, 2004, before me, Beverly Kulling, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Basil J. Piazza
Name(s) of Signer(s)

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Beverly J. Kulling
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed

Document Date: 12-26-04 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

04 3393861

This page is part of your document - DO NOT DISCARD

04 3393862

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
12/30/04 AT 08:00am

TITLE(S) : DEED



FEE

FEE \$10 JJ
2

D.T.T

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT \$4

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

6222-005-023

001

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:

NAME: Joseph H. Lazara
MAILING ADDRESS: 411 N. Central Ave
CITY, STATE: Glendale, CA
ZIP CODE: 91203

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Deed

12/30/04

RECORDING REQUESTED BY

JOSEPH H. LAZARA, ESQ.

AND WHEN RECORDED MAIL TO:

JOSEPH H. LAZARA, ESQ.
411 N. Central Avenue, Suite 210
Glendale, California 91203

04 3393862 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor declares under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$-0-

☐ Computed on full value of property conveyed, or

☐ Computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

☒ There is no Documentary transfer tax due. (state reason and give Code section or Ordinance number)

This is a bona fide gift and the Grantors received nothing in return (R&T 11911)

☐ Unincorporated area: ☒ City of South Gate; and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

BASIL J. PIAZZA, an individual,

hereby GRANTS, REMISES AND RELEASES to

MICHAEL J. PIAZZA, an individual,

an undivided 1% interest in and to the following described real property in the City of South Gate, County of Los Angeles, State of California

Parcel 2, of Parcel Map No. 16, in the City of South Gate, County of Los Angeles, State of California, as per map recorded in Book 69, Pages 77 and 78 inclusive of Parcel Maps, in the Office of the County Recorder of said County.

Said property is commonly known as 5040 E. Firestone, South Gate, CA 90280

APN: 6222-005-023

Dated: December 26, 2004

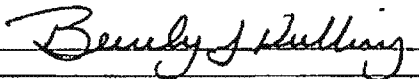

BASIL J. PIAZZA

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On December 26, 2004, before me, Beverly J. Kulling, personally appeared BASIL J. PIAZZA, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

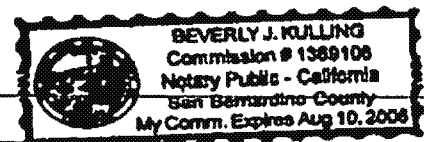
WITNESS my hand and official seal.

Signature



Mail Tax

Statements to: Basil J. Piazza, 9001 Rayo Avenue, South Gate, CA 90280



This page is part of your document - DO NOT DISCARD

04 3393863

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
12/30/04 AT 08:00am

TITLE(S) : DEED



LEAD SHEET

FEE

FEE \$10 JJ
2

D.T.T

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT-\$4 ©

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

6222 - 005 - 023

001

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUESTED BY

04 3393863

2

WHEN RECORDED MAIL TO:

NAME: Joseph H. Larafa
MAILING ADDRESS: 411 N. Central Ave
CITY, STATE: Glendale, CA
ZIP CODE: 91203

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Red

12/30/04

RECORDING REQUESTED BY:

JOSEPH H. LAZARA, ESQ.

AND WHEN RECORDED MAIL TO:

JOSEPH H. LAZARA, ESQ.
411 N. Central Avenue, Suite 210
Glendale, California 91203

04 3393863

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor declares under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$-0-

___ Computed on full value of property conveyed, or

___ Computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

X There is no Documentary transfer tax due. (state reason and give Code section or Ordinance number)

The Grantors and the Grantee in this conveyance are comprised of the same parties who continue to hold the same proportionate interests in the property (R&T 11923(d))

Unincorporated area: X City of South Gate; and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

BASIL J. PIAZZA, an individual, as to an undivided 99% interest, and MICHAEL J. PIAZZA, an individual, as to an undivided 1% interest,

hereby GRANT, REMISE AND RELEASE to

PIAZZA PROPERTIES LIMITED PARTNERSHIP

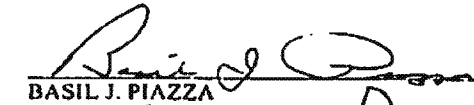
the following described real property in the City of South Gate, County of Los Angeles, State of California

Parcel 2, of Parcel Map No. 16, in the City of South Gate, County of Los Angeles, State of California, as per map recorded in Book 69, Pages 77 and 78 inclusive of Parcel Maps, in the Office of the County Recorder of said County.

Said property is commonly known as 5040 East Firestone, South Gate, CA 90280

APN: 6222-005-023

Dated: December 26, 2004


BASIL J. PIAZZA


MICHAEL J. PIAZZA

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On December 26, 2004, before me, Beverly J. Kulling, personally appeared BASIL J. PIAZZA and MICHAEL J. PIAZZA, known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons acted, executed the instrument.

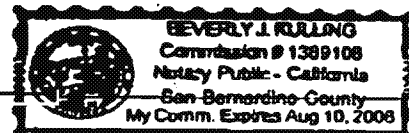
WITNESS my hand and official seal.

Signature



Mail Tax

Statements to: Basil J. Piazza, 2001 Bayo Avenue, South Gate, CA 90280



DEED



D.T.T.

2

CODE
9

Number of AIN's Shown

2/9/06

COMMONWEALTH LAND TITLE CO.
 RECORDING REQUESTED BY
 Commonwealth Land Title Co.
 WHEN RECORDED MAIL THIS DOCUMENT
 AND TAX STATEMENTS TO:
 California Piazza Properties Limited
 Partnership
 9001 Rayo Avenue
 South Gate, CA 90280

06 0306725

2

APN: 6222-005-023
 Escrow No: 05653729-300-CB1
 Title No: 5653729-6

Space above this line for Recorder's use

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$0.00 CITY TAX \$0.00

- ☐ computed on full value of property conveyed, OR
☐ computed on full value less value of liens or encumbrances remaining at time of sale
☐ unincorporated area ☐ City of South Gate, AND

This conveyance confirms a change of name, and the grantor and grantee are the same party, R&T 1191
 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

California Piazza Properties Limited Partnership, a California limited partnership that
 acquired title as Piazza Properties Limited Partnership, a California limited partnership
 do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

California Piazza Properties Limited Partnership, a California limited partnership
 the following real property in the County of Los Angeles, State of California:

See Exhibit A attached hereto and made a part hereof.

Dated: January 18, 2006

California Piazza Properties Limited
 Partnership:

Basil J. Piazza
 Basil J. Piazza, General Partner

California Piazza Properties Limited
 Partnership:

Michael J. Piazza
 Michael J. Piazza, General Partner

STATE OF CALIFORNIA

COUNTY OF Los Angeles) SS:

On January 19, 2006 before me, Susan L. Sherman a Notary Public,
 personally appeared Basil J. Piazza & Michael J. Piazza
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
 subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
 capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
 person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Susan L. Sherman



FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS AS DIRECTED ABOVE

2/9/06

Exhibit A

3

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Parcel 2, of Parcel Map No. 16, in the City of South Gate, County of Los Angeles, State of California, as per map recorded in Book 69, Page(s) 77 and 78 of Parcel Map, in the Office of the County Recorder of said County

06 0306725